



9 Castle Mead, Kings Stanley, Gloucestershire, GL10 3LB
£450,000

PETER JOY
Sales & Lettings



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A spacious and versatile 1960s detached home tucked away in a quiet cul-de-sac. With three bedrooms, multiple reception areas, a generous west facing garden and excellent potential for modernisation, this is a fantastic opportunity in a sought after village location

ENTRANCE HALL. BEDROOM 3, L-SHAPED SITTING/DINING ROOM, KITCHEN, FAMILY ROOM, WET ROOM, CONSERVATORY, TWO DOUBLE BEDROOMS, SEPARATE WC, BATHROOM, GARDEN, GARAGE AND DRIVEWAY PARKING



Viewing by appointment only

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Description

Set within a quiet cul-de-sac in the popular village of Kings Stanley, this detached 1960s home offers spacious and flexible accommodation, ideal for families or those looking to create a home tailored to their own style.

A glazed front door opens into a welcoming entrance hall with stairs rising to the first floor. At the front of the house is a third bedroom, which could also work well as a study or hobby room depending on your needs. At the rear of the property is a spacious L-shaped sitting/dining room, with the sitting area wrapping around to the front and the dining space overlooking the garden. A door from here leads into the kitchen, which is fitted with a range of wall and base units, a large rear facing window, and a tiled floor. A side door provides access to a covered passageway connecting the house to the integral garage offering useful front to back access. A real feature of the property is the additional ground floor living space. A good sized inner lobby leads to a family room with dual aspect windows, a generous wet room, and a conservatory opening out onto the rear garden. This area of the home offers great flexibility and could be reconfigured to create an annexe style layout, ideal for independent living or multi-generational households. Upstairs are two well proportioned bedrooms, one with built-in wardrobes, alongside a family bathroom and separate WC. While the property would now benefit from a degree of updating, it presents an excellent opportunity to create a spacious and highly adaptable home in a sought after village setting.



Outside

To the front, a block paved driveway provides ample parking and leads to a single garage with roller door, power, and light. Gated side access and the covered side passageway both lead through to the rear garden. The generous level rear garden is a real highlight of the property and enjoys a sunny westerly aspect. A large paved terrace sits directly behind the house, perfect for outdoor dining and relaxing. Beyond this, the garden is mainly laid to lawn with well stocked flower beds, mature shrubs, and trees including an acer, buddleia, bay tree, and a striking sycamore. There's also a summerhouse, greenhouse, and shed. Enclosed by fencing and hedges, the garden offers excellent privacy and a peaceful retreat.

Location

The village of Kings Stanley benefits from a range of amenities and two good schools with straight forward access to the motorway also closeby. Stonehouse is approximately a mile distant and offers a good range of shops and amenities within its level High Street with primary and secondary schools also within the vicinity. Stonehouse railway station offers a direct line to London (Paddington). Junction 13 of the M5 motorway is approximately two miles distant with a wider range of shops available in the towns of Stroud, Gloucester and Cheltenham.

Directions

From our Nailsworth office proceed in the direction of Stroud on the A46. After approximately two miles turn left just past Aldi supermarket at Lightpill, signposted for Stonehouse. At the Sainsbury's roundabout turn left and then right onto the A419 bypass. Continue along this road through the first set of traffic lights, turning left at the next set signposted King's Stanley. Proceed into the village, passing the King's Head and the Co-op supermarket on your right, proceed straight over the mini roundabout into Castle Street. Turn right into Castle Mead and follow the road down taking the first left where the property can be found tucked away in the corner as identified by our for sale board.

Property information

The property is freehold. Gas central heating, mains electricity, water and drainage. The council tax band is D. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include superfast and ultrafast connections, and you are likely to have service from the main service providers (EE, Three, O2, Vodafone) although reception from Vodafone and O2 may be limited inside the house. These results are predictions and not a guarantee. Actual services available may be different depending on the particular circumstances and the precise location of the user.

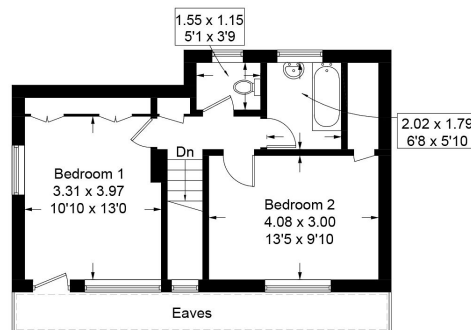
Local Authority

Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321

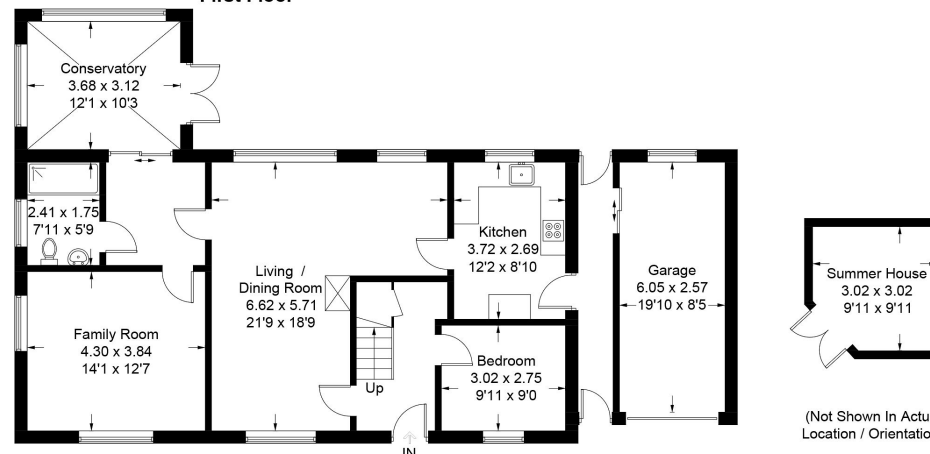


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Approximate Gross Internal Area = 162.5 sq m / 1749 sq ft
 Summer House = 8.3 sq m / 89 sq ft
 Total = 170.8 sq m / 1838 sq ft
 (Including Garage / Excluding Eaves)



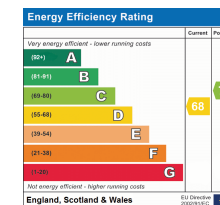
First Floor



Ground Floor

(Not Shown In Actual
Location / Orientation)

Illustration for identification purposes only, measurements are approximate,
 not to scale. Fourlabs.co © (ID1230781)



These sales particulars are prepared in good faith and are for general guidance only. We have not tested the services, appliances and fittings nor carried out a detailed survey and interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Room sizes are internal and should not be relied upon for carpets and furnishings. Any plan is for layout and guidance only. Notice is given that all fixtures, fittings, carpets, curtains/blinds and kitchen equipment are deemed removable by the vendor unless specifically itemised within those particulars.